

# PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a wireless transmitting and receiving structure.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Lessee: Washington/Balto. Cellular Telephone Co.  
Legal Owner(s): THE CHESTNUT RIDGE VOLUNTEER FIRE COMPANY

By: Kathryn M. Condello, Mgr. Signature George A. Cross, Jr. President  
Address 7855 Walker Drive  
City and State Greenbelt, Maryland 20770

Attorney for Petitioner:  
Stephen J. Nolan 12020 Greenspring Avenue  
City and State Greenbelt, Maryland 21117  
Address 204 W. Pennsylvania Avenue  
City and State Towson, Maryland 21204

Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Stephen J. Nolan  
Name 204 W. Pennsylvania Avenue  
Address Towson, Maryland 21204  
City and State

Attorney's Telephone No.: 823-7800 Address 204 W. Pennsylvania Avenue  
City and State Towson, Maryland Phone No. 823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of September, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of October, 1986, at 11:00 o'clock A...M.

Carl J. Jell  
Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1

(over)

# PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the special exception in Case Nos. 3988 XSPHA and 77-104 ASPH by reducing the area of the original special exception to 2.17 acres in lieu of the original 2.50 acres.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Lessee: Washington/Balto. Cellular Telephone Co.  
Legal Owner(s): THE CHESTNUT RIDGE VOLUNTEER FIRE COMPANY

By: Kathryn M. Condello, Mgr. Signature George A. Cross, Jr. President  
Address 7855 Walker Drive  
City and State Greenbelt, Maryland 20770

Attorney for Petitioner:  
Stephen J. Nolan 12020 Greenspring Avenue  
City and State Greenbelt, Maryland 21117  
Address 204 W. Pennsylvania Avenue  
City and State Towson, Maryland 21204

Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Stephen J. Nolan  
Name 204 W. Pennsylvania Avenue  
Address Towson, Maryland 21204  
City and State

Attorney's Telephone No.: 823-7800 Address 204 W. Pennsylvania Avenue  
City and State Towson, Maryland Phone No. 823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of September, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of October, 1986, at 11:00 o'clock A...M.

Carl J. Jell  
Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1

(over)

# PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for Variance from Section 502.7.C.2 to permit a setback of 35 feet from the nearest property line in lieu of 300 feet and from Section 502.7.C.3 to permit a lot size of 0.229 acre in lieu of the required minimum lot size of 5 acres of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)  
1. Although Petitioner Cellular One made a diligent search for an alternate location within a business, office or industrial zone or for mounting on an existing structure, no other appropriate location meeting the bulk requirements is available due to engineering, technological and other valid considerations.  
2. Practical difficulty and unreasonable hardship would result due to the configuration of the site if strict adherence to the regulations was required and the impact of the proposed tower would be less buffered than as proposed.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Lessee: Washington/Balto. Cellular Telephone Co.  
Legal Owner(s): THE CHESTNUT RIDGE VOLUNTEER FIRE COMPANY

By: Kathryn M. Condello, Mgr. Signature George A. Cross, Jr. President  
Address 7855 Walker Drive  
City and State Greenbelt, Maryland 20770

Attorney for Petitioner:  
Stephen J. Nolan 12020 Greenspring Avenue  
City and State Greenbelt, Maryland 21117  
Address 204 W. Pennsylvania Avenue  
City and State Towson, Maryland 21204

Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Stephen J. Nolan  
Name 204 W. Pennsylvania Avenue  
Address Towson, Maryland 21204  
City and State

Attorney's Telephone No.: 823-7800 Address 204 W. Pennsylvania Avenue  
City and State Towson, Maryland Phone No. 823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of September, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of October, 1986, at 11:00 o'clock A...M.

Carl J. Jell  
Zoning Commissioner of Baltimore County.

(over)

IN RE: PETITIONS - SPECIAL EXCEPTION, \* BEFORE THE  
SPECIAL HEARING, AND VARIANCE \* DEPUTY ZONING COMMISSIONER  
SW/S of Greenspring Ave., \* OF BALTIMORE COUNTY  
1125' SE of the c/l of Ridge Rd. \*  
4th Election District \* Case No. 87-177-XSPHA  
The Chestnut Ridge Volunteer Fire Company, \*  
Petitioner \*

## AMENDED ORDER

IT IS HEREBY ORDERED by the Deputy Zoning Commissioner of Baltimore County this 31st day of December, 1986, that the Order dated December 3, 1986, be and the same is hereby amended to delete Restriction Number 8 as set forth in that December 3, 1986 Order in its entirety, and to substitute the following provisions as new Restriction Number 8 in lieu of the original provision:

"8" Cellular One shall not propose any other communication tower within the area of concern defined by Valleys Planning Council, i.e., within the geographical area bounded by the Baltimore-Harrisburg Expressway on the east, the Western Maryland Railroad on the west, the south side of the Green Spring Valley ridge line on the south, and on the north, generally, by an arc between Glyndon on the west and the interchange of the Harrisburg Expressway and Belfast Road on the east."

IT IS FURTHER ORDERED that all other provisions and restrictions of the December 3, 1986 Order shall remain in full force and effect.

Jean M. H. Jung  
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING  
Date 10/1/86  
By Carl J. Jell



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JARON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

Steven J. Nolan, Esquire  
204 W. Pennsylvania Avenue  
Towson, Maryland 21204

RE: Petitions - Special Exception  
Special Hearing and Variance  
SW/S of Greenspring Avenue,  
1125' SE of the c/l of  
Ridge Road  
4th Election District  
Case No. 87-177-XSPHA

Dear Mr. Nolan:

Please be advised that the Order dated December 3, 1986 on the above-referenced Petition has been revised to reflect a new Restriction No. 8. Accordingly, enclosed please find a copy of the amended Order on the subject Petition.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,  
Jean M. H. Jung  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMH:jbs  
Attachments

cc: Mr. George A. Cross, Jr., President, The Chestnut Ridge Volunteer Fire Co.  
Mr. Kathryn M. Condello, Mgr., Washington/Baltimore Cellular Telephone Co.  
Mr. Wilfred G. Keir  
Ms. Camille Blackburn, Owings Mills Times  
Mr. Tim Boyle, Community Times  
Ms. Liza Keir, Valleys Planning Council  
Mr. Charles R. Anderson, V.P. Chestnut Ridge Volunteer Fire Co.



# 79  
- Parking lot paving + r/r tie bumps on curb  
- Note - No Social Hall Functions used as Fire company only  
- Screening as on original plans  
4' high compact around parking area or landscaping as screening

87-177-XSPHA

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
12th day of September, 1986

Arnold Jaron  
Zoning Commissioner

Petitioner The Chestnut Ridge Volunteer Fire Company  
Petitioner's Fire Company  
Attorney Stephen J. Nolan, Esquire  
Received by: James E. Dyer  
Chairman, Zoning Plans Advisory Committee



IN RE: PETITIONS - SPECIAL EXCEPTION, \*  
SPECIAL HEARING, AND VARIANCE \*  
SW/S of Greenspring Ave., \*  
1125' SE of the c/l of Ridge Rd. \*  
4th Election District \*  
The Chestnut Ridge Volunteer \*  
Fire Company, \*  
Petitioner \*  
\* \* \* \* \*

BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 87-177-XSPHA

The Petitioner herein requests a special exception to permit a wireless transmitting and receiving structure; a special hearing to determine whether or not approval should be granted to amend the special exception permitted in Case Nos. 3988 and 77-104-ASPH by reducing the area of the original special exception to 2.17 acres in lieu of the original 2.50 acres; and variances to permit a setback of 35 feet from the nearest property line in lieu of the required 300 feet and to permit a lot size of 0.229 acres in lieu of the required minimum lot size of 5 acres.

At the onset of the hearing, Counsel for the Petitioner moved to amend the instant Petition to request a variance from Section 1A04.3A of the Baltimore County Zoning Regulations (BCZR) to permit the structure to be 150' in height in lieu of the permitted 35'. That height was indicated on the plan submitted with the original petition. The motion was granted.

On behalf of the Petitioner, the surveyor submitted a modified plan, prepared by Gerhold, Cross & Etzel, revised October 27, 1986 and identified as Petitioner's Exhibit 1, and testified that the Chestnut Ridge Volunteer Fire Company owns and utilizes the front portion of 2.5 acres. The Petitioner intends to provide 10,000 sq.ft. of leased area at the rear property line and a 10-foot access easement to the Washington/Baltimore Cellular One Telephone Company. The National Guard owns and uses 8.6 acres to the north of the property; to the south there is a field and to the west there are woods and a pasture. The site also has woods along the western boundary line as well as along part of the northern property line.

ORDER RECEIVED FOR FILING  
Date 10/15/86  
By [Signature]

The construction manager testified that Cellular One would have preferred a lattice type tower, but for the sake of aesthetics and visibility, the tower will be a galvanized zinc, self-supporting monopole, painted a light, sky blue. The tower will be set in a hole 30 feet deep in approximately 32 yards of cured concrete. The platform at the top will have a 9-foot wide face. The tower will exceed EIA standards, i.e., it will be built to withstand 100 mile winds and for 40 lb. loading with 1/2 inch of ice. In addition to an employee being on site for 1 to 2 hours every second week and two inspections each year for rust, lightning, bolt conditions, etc., there will be a structural inspection once a year. The 12' x 24' x approximately 10' high building will be a prefabricated structure of steel skin with a tan layer of pressed stone to minimize the noise level. The black vinyl-clad, chain link security fence will be 8 feet high with three strands of barbed wire. Upon cross examination, the construction manager conceded that the barbed wire would be "useless." The monopole will be set in place in one piece within one day. All construction will be completed within five (5) days. Landscaping will be provided and maintained.

The representative for the Fire Company testified that the existing building is a fire station, not a fire hall. On top of the firehouse are a siren and two antennae. The fire company has approved the installation of landscaping outside the leased area so long as it does not interfere with the helicopter landing site.

A landscape architect and land planner testified that landscaping, a minimum of approximately 14 feet high within 5 years, would screen the operation from all directions except the access road. A neighbor, vice president of the Chestnut Ridge Improvement Association, has agreed to assist in staking the location for plantings.

An environmental planner submitted the Environmental Impact Assessment, prepared by Versar, Inc., Hazard Evaluation Division, and marked Petitioner's Exhibit 6. His testimony indicated that neither the tower nor its light

ORDER RECEIVED FOR FILING  
Date 10/15/86  
By [Signature]

-3-

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 3<sup>rd</sup> day of December 1986, that the herein request for a special exception to permit a wireless transmitting and receiving structure at the subject site; a special hearing to amend the special exception granted in Case Nos. 3988 and 77-104-ASPH by reducing the area to 2.17 acres; and variances to permit a tower of 150' in height, a setback of 35 feet from the nearest property line, and a lot size of 0.229 acres, in accordance with Petitioner's Exhibit 1, be and are hereby GRANTED, subject, however, to the following restrictions:

- 1) Strict compliance with all requirements of Section 502.7 of the BCZR.
- 2) The maximum height of the tower shall not exceed 150 feet.
- 3) The landscaping plan shall provide for screening the tower and building from all directions except the access road to a minimum of 14 feet within 5 years. The landscaping, including that in the vicinity but outside the leased area, shall be maintained.
- 4) The fence shall be black vinyl-clad, chain link and shall not have barbed wire.
- 5) There shall be no step bolts on the tower below 20 feet. The tower shall be painted sky blue and repainted as necessary to be maintained in visibly good condition.
- 6) No lights shall be installed on the tower except as requested by the Maryland State Police and as required by the Federal Aviation Administration.
- 7) EIA standards shall be met and exceeded as described above.
- 8) Cellular One shall not propose any other communication tower within the area of concern defined by Valleys Planning Council, i.e., within the geographical area of approximately 75 square miles, bounded by the Baltimore-Harrisburg Expressway on the east, the Western Maryland Railroad on the west, the Baltimore Beltway on the south, and on the north, generally, by an arc between Glyndon on the west and the interchange of the Harrisburg Expressway and Belfast Road on the east.

[Signature]  
Deputy Zoning Commissioner  
of Baltimore County

ORDER RECEIVED FOR FILING  
Date 10/15/86  
By [Signature]

-5-

GERHOLD, CROSS & ETZEL  
Registered Professional Land Surveyors  
412 DELAWARE AVENUE  
TOWSON, MARYLAND 21204  
823-4470

August 15, 1986  
Remaining area  
Zoning Description

All that piece or parcel of land situate, lying and being in the Fourth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same on the west side of Green Spring Avenue, 40 feet wide at a point distant 1,125 feet measured southeasterly along the west side of said Avenue from the center of Ridge Road and running thence and binding on the west side of said Avenue, South 23 degrees 04 minutes 30 seconds East 210.00 feet, thence leaving said Avenue and binding on the property lines of the Chestnut Ridge Volunteer Fire Company, South 59 degrees 50 minutes 30 seconds West 522.56 feet and North 23 degrees 04 minutes 30 seconds West 67.00 feet, thence running the three following courses and distances through the property of said Fire Company, viz: North 65 degrees 55 minutes 30 seconds East 80 feet, North 23 degrees 04 minutes 30 seconds West 125 feet and South 66 degrees of the said Fire Company and thence binding on said property lines the two following courses and distances viz: North 23 degrees 04 minutes 30 seconds West 18 feet and North 59 degrees 50 minutes 30 seconds East 522.56 feet to the place of beginning.

OFFICE COPY

The real estate manager of Cellular One testified that the company is licensed by the Federal Communications Commission (FCC) and regulated by the Public Utilities Commission. She further stated that the Federal Aviation Administration (FAA) has approved a 150' tower but does not require lighting. Approximately six times a year the Maryland State Police use a portion of the rear of the site for landing Medivac helicopters and have requested a slow-pulse red light during non-sunlight hours to serve as a navigational aid. After engineers for the company provided a search area map for an ideal site for the transmitting and receiving equipment, she established the order of priority for an available site: existing towers, sites used for commercial or industrial purposes, land zoned commercial or industrial, and lastly, land in a low population density area.

The site acquisition agent testified that she made a diligent search within the one mile radius selected for the system to work to its maximum and for the avoidance of additional towers. Two possible sites could not meet the engineering requirements and large areas are owned by few persons and/or governed by local covenants. The only two existing towers are unavailable: one is fully utilized; the other not only is controlled by a competitor, but also is of the type requiring that engineering go into the tower before erection. The subject site is commercial in nature, adjacent to the aforementioned Army site, and was suggested by the Valleys Planning Council.

The engineer for technical operations explained that the proposed location will not only help meet projected growth and marketing demand, but also improve existing telephone service by relieving part of the load on the four surrounding grid towers. Some of the other sites proposed could not have been used without a tower of unusual height. In the site selected, a tower higher than 150 feet would cover more area but would run into interference. On the other hand, nearby trees are 55 to 100 feet tall; therefore, a 150-foot tower is required.

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Date 10/15/86  
By [Signature]

-2-

will have any impact upon migratory birds or wildlife. In his opinion, the proposed landscaping will provide a net benefit to nearby viewers. The fact that buildings, trees and changes in topography obstruct the view of various portions of the tower from all points except a small section of Green Spring Road as well as the tower being a monopole and being painted sky blue, minimizes its visual impact. The tower should have little or no impact on the closest park which is 2 and 1/2 miles away. The emission levels of radio frequency non-ionizing radiation will be several orders of magnitude below accepted safety standards of the American National Standards Institute and Environmental Protection Agency. There are no known health effects from the proposed emission levels.

A real estate appraiser testified that no effect on property values could be anticipated because of the construction of the tower.

The executive director of the Valleys Planning Council requested a landscape plan and implementation of that plan. The vice president of the Chestnut Ridge Improvement Association testified that the Association does not object to the tower so long as the landscaping is installed and maintained in accordance with a plan.

A nearby neighbor protested that the tower is an inappropriate commercial use that may cause property values to suffer.

Pursuant to the advertisement, posting of property and public hearing on this case and after due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty or unreasonable hardship upon the petitioner. The requirements of Sections 1A04.1, 502.1, 502.7 and 307 of the BCZR have been met, and the health, safety and general welfare of the community will not be adversely affected. Therefore, the Special Exception, Special Hearing and Variances requested should be granted.

ORDER RECEIVED FOR FILING  
Date 10/15/86  
By [Signature]

-4-

GERHOLD, CROSS & ETZEL  
Registered Professional Land Surveyors  
412 DELAWARE AVENUE  
TOWSON, MARYLAND 21204  
823-4470

EMERITUS  
PAUL G. DOLLEBERG  
FRED H. DOLLEBERG

August 15, 1986

Lease Area  
Zoning Description

All that piece or parcel of land situate, lying and being in the Fourth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the rear property line located the three following courses from Ridge Road: 1) Southeasterly measured along the west side of Green Spring Avenue, 40 feet wide, from the center of Ridge Road, 1,125 feet, 2) South 59 degrees 50 minutes 30 seconds West, leaving the west side of Green Spring Avenue and measured along the northwest property line of said Fire Company, 522.56 feet and 3) South 23 degrees 04 minutes 30 seconds East, measured along the aforesaid rear property line, 18.00 feet and running thence from said point of beginning, the three following courses and distances viz: North 66 degrees 55 minutes 30 seconds East 80 feet, South 23 degrees 04 minutes 30 seconds West 125 feet and South 66 degrees 55 minutes 30 seconds West 80 feet to intersect the aforesaid rear property line and thence binding on said property line, North 23 degrees 04 minutes 30 seconds West 125.00 feet to the place of beginning.

PETITIONS FOR SPECIAL EXCEPTION, SPECIAL HEARING, AND VARIANCES

4th Election District  
Case No. 87-177-XSPHA

LOCATION: Southwest Side of Greenspring Avenue, 1125 feet Southeast of the Centerline of Ridge Road

DATE AND TIME: Tuesday, October 28, 1986, at 11:00 a.m.

PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a wireless transmitting and receiving structure

Petition for Special Hearing to approve an amendment to the special exception in Case Nos. 3988-1A and 77-104-ASPH by reducing the area of the original special exception to 2.17 acres in lieu of the original 2.50 acres

Petition for Zoning Variances to permit a setback of 35 feet from the nearest property line in lieu of the required 300 feet and a lot size of 0.229 acres in lieu of the required minimum lot size of 5 acres

Being the property of The Chestnut Ridge Volunteer Fire Company, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY



# LANDMARK COMMUNITY NEWS

Westminster,

THIS IS TO CERTIFY that the  
was published for...one... (1)...  
to the...9th...day of...October...

- ☒ Carroll County Times
- ☐ in West
- ☐ Randallstown News,
- ☐ Community Times, a

LANDMARK COMMUNITY NEWS

## PETITIONS FOR SPECIAL EXCEPTION, SPECIAL HEARING, AND VARIANCES

4th Election District  
Case No. 87-177-XSPHA  
LOCATION: Southwest side of Greenspring Avenue, 1125' SE of the Centerline of Ridge Road  
DATE AND TIME: Tuesday, October 28, 1986, at 11:00 a.m.  
PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Special Exception for a wireless transmitting and receiving structure on the property of The Chestnut Ridge Volunteer Fire Company, as shown on plat plan filed with the Zoning Office.  
In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during the period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.  
BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
PETITION FOR SPECIAL HEARING : OF BALTIMORE COUNTY  
PETITION FOR VARIANCES :  
SW/S of Greenspring Ave., 1125'  
SE of C/L of Ridge Rd., 4th Dist.:  
THE CHESTNUT RIDGE VOLUNTEER FIRE: Case No. 87-177-XSPHA  
COMPANY, Petitioner

### ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 29th day of September, 1986, a copy of the foregoing Entry of Appearance was mailed to Stephen J. Nolan, Esquire, Nolan, Plumbhoff & Williams, Chartered, 204 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner; and Kathryn M. Condello, Manager, Washington/Baltimore Cellular Telephone Co., 7855 Walker Dr., Greenbelt, MD 20770, Lessee.

*Peter Max Zimmerman*  
Peter Max Zimmerman



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

October 22, 1986

Stephen J. Nolan, Esquire  
204 West Pennsylvania Avenue  
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION, SPECIAL HEARING,  
AND VARIANCES  
SW/S of Greenspring Ave., 1125' SE of the c/l of  
Ridge Rd.  
4th Election District  
The Chestnut Ridge Volunteer Fire Company - Petitioner  
Case No. 87-177-XSPHA

Dear Mr. Nolan:

This is to advise you that \$117.05 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property until the time it is placed by itself.

more County, Maryland, and remit  
biding, Towson, Maryland

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 025594

DATE: 10/27/86 ACCOUNT: R-71-615-000  
3 SIGNS & POSTS  
RECEIVED: NOLAN, PLUMBHOFF & WILLIAMS, CHARTERED, 204 WEST PENNSYLVANIA AVE., TOWSON, MD, 21204  
RECEIVED FROM: ADVERTISING & POSTING COSTS RE CASE #87-177-XSPHA  
FOR: B 8759\*\*\*\*\*177014 \$273F  
VALIDATION OR SIGNATURE OF CASHIER

Stephen J. Nolan, Esquire  
204 West Pennsylvania Avenue  
Towson, Maryland 21204

September 19, 1986

### NOTICE OF HEARING

RE: PETITIONS FOR SPECIAL EXCEPTION, SPECIAL HEARING,  
AND VARIANCES  
SW/S of Greenspring Ave., 1125' SE of the  
c/l of Ridge Rd.  
4th Election District  
The Chestnut Ridge Volunteer Fire Company - Petitioner  
Case No. 87-177-XSPHA

TIME: 11:00 a.m.

DATE: Tuesday, October 28, 1986

PLACE: Room 301, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

*[Signature]*  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 025890

DATE: 8/20/86 ACCOUNT: 01-615-000  
AMOUNT: \$ 250.00  
RECEIVED FROM: Nolan, Plumbhoff & Williams  
FOR: SPX, SPH, Vol # 79  
B 8131\*\*\*\*\*250001a 8252F  
VALIDATION OR SIGNATURE OF CASHIER

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner Date: October 22, 1986

Norman E. Gerber, AICP, Director  
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 87-177-XSPHA

This office is not opposed to the granting of the subject request; however, it is suggested that landscaping be required so as to minimize the ground level visual impact of the proposed facility.

*Norman E. Gerber per J. H. Sullivan*  
Norman E. Gerber, AICP  
Director

NEG:JGH:sib

CPS-008

### LAW OFFICES

J. EARLE PLUMBHOFF  
NEWTON H. WILLIAMS  
WILLIAM H. HESSON, JR.  
THOMAS J. KENNER  
WILLIAM P. ENGLISH, JR.  
STEPHEN J. NOLAN  
ROBERT L. HANLEY, JR.  
ROBERT H. GLUSHAKOW  
DOUGLAS L. BURGESS  
LOUIS G. CLOSE, III  
"ALSO ADMITTED IN D.C."

### NOLAN, PLUMBHOFF & WILLIAMS

CHARTERED  
204 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204  
(301) 823-7800

OF COUNSEL  
RALPH E. DEITZ  
9026 LIBERTY ROAD  
RANDALLSTOWN, MARYLAND 21133  
(301) 822-2100  
RUSSELL J. WHITE

December 31, 1986

### HAND DELIVERY

The Honorable Jean M. H. Jung  
Deputy Zoning Commissioner of  
Baltimore County  
County Office Building  
Towson, Maryland 21204

Re: Case No. 87-177-XSPHA  
Petitioners: The Chestnut Ridge Volunteer  
Fire Company and Cellular One  
REQUEST FOR AMENDED ZONING ORDER

Dear Commissioner Jung:

This will confirm our telephone discussion of this afternoon.

Subsequent to my receipt of the December 3, 1986 Order, I contacted Lisa Kier at my client's request in order to attempt to obtain a copy of the Stipulation between the Valleys Planning Council, Inc., and my clients, which formed the basis for Restriction number 8. Specifically, our client recalled that a different southern boundary line was agreed to at the hearing, rather than the Baltimore Beltway line referred to in the Valleys' bylaws.

Although Mrs. Kier could not put her hands on the handwritten stipulation reached at the hearing table, she did inform me that she agreed in principle to the substitution of the original southern boundary line. In fact, I am in the process of preparing a separate, formal agreement embodying that restriction which will soon be signed by all parties.

Therefore, I am delivering herewith the enclosed proposed Amended Order setting forth the revision of Restriction Number 8.

Because of the lateness of this submission, I have not had the opportunity to submit a copy of the enclosed to Mrs. Kier for her review, but I sincerely believe that it accurately represents the original stipulation of the parties.

The Honorable Jean M. H. Jung  
December 31, 1986 - Hand Delivery  
Page 2

I appreciate your consideration of this request.

Very truly yours,

*Stephen J. Nolan*  
Stephen J. Nolan,  
Counsel for Petitioners

SJN:jmh

Enclosure

cc: Mr. George A. Cross, Jr., President, The Chestnut Ridge Volunteer Fire Company  
Ms. Kathryn M. Condello, Manager, Washington/Baltimore Cellular Telephone Co.  
Ms. Wilfred G. Kier  
Ms. Camille Blackburn, Owings Mills Times  
Mr. Tim Boyle, Community Times  
People's Counsel

OCT 28, 1986

### LETTER OF INTENT

It is agreed by and between Cellular One and the Valley Planning Council that Cellular One agrees not to introduce any other communications towers within the area of concern defined by the Valley Planning Council. Such area is as follows:

To the North: Western Maryland Right of Way  
To the South: Ridge line south of Bruns Spring Valley  
To the West: Reisterstown Road  
To the East: Interstate 83  
Subject to approval of special hearing & variance cases.  
*[Signatures]*  
Cellular One 10-28-86

*Lisa S. Kier*  
Valley Planning Council

### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th Date of Posting: September 29, 1986  
Posted for: Special Exception, Special Hearing, & Variances  
Petitioner: The Chestnut Ridge Volunteer Fire Company  
Location of property: SW/S of Greenspring Ave., 1125' SE of the c/l of Ridge Rd.  
Location of Signs: SW/S of Greenspring Ave. approx. 1125' SE of the c/l of Ridge Rd.  
Remarks:  
Filed by: *[Signature]* Date of return: October 3, 1986  
Number of Signs: 3

87-177-XSPHA

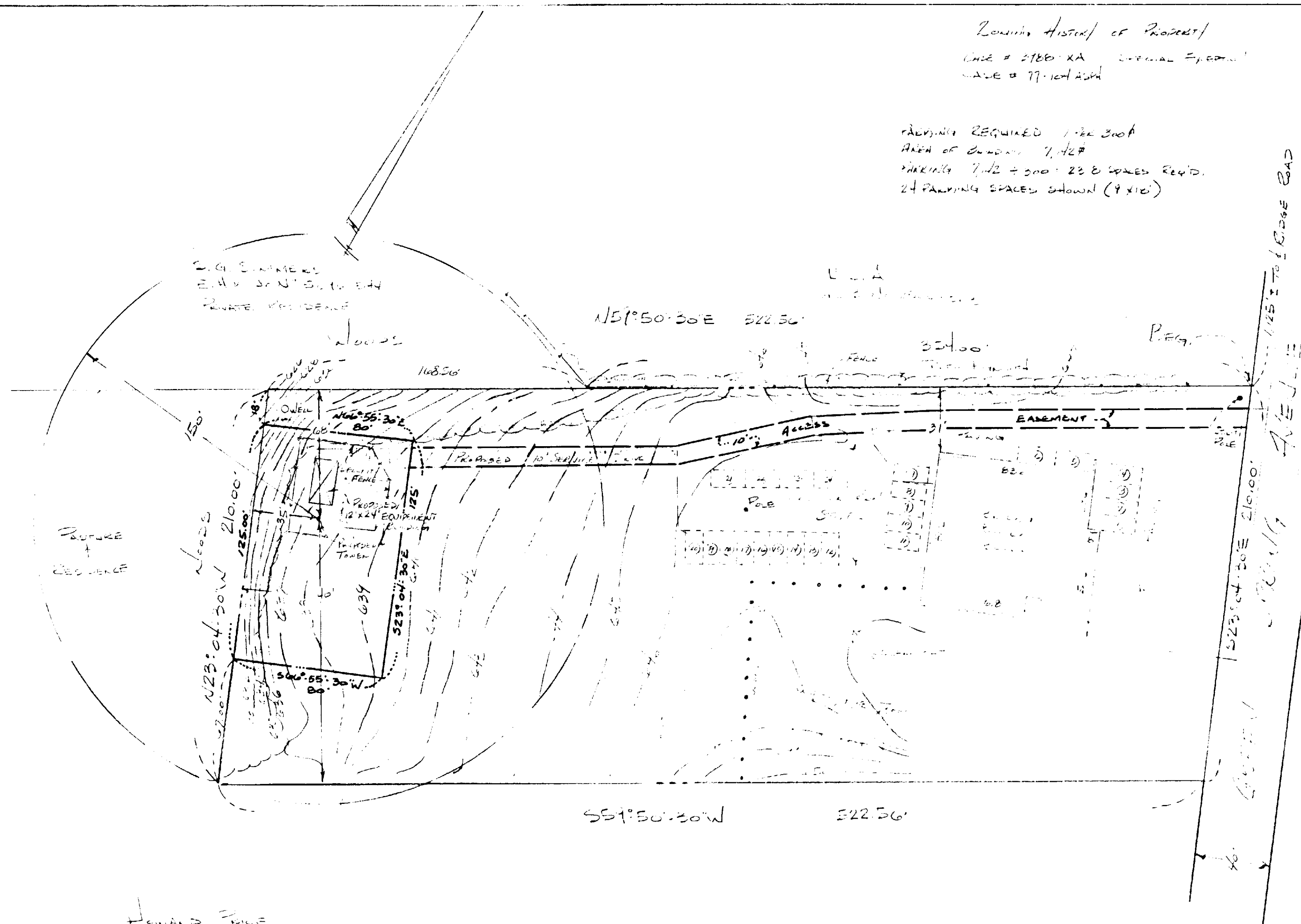
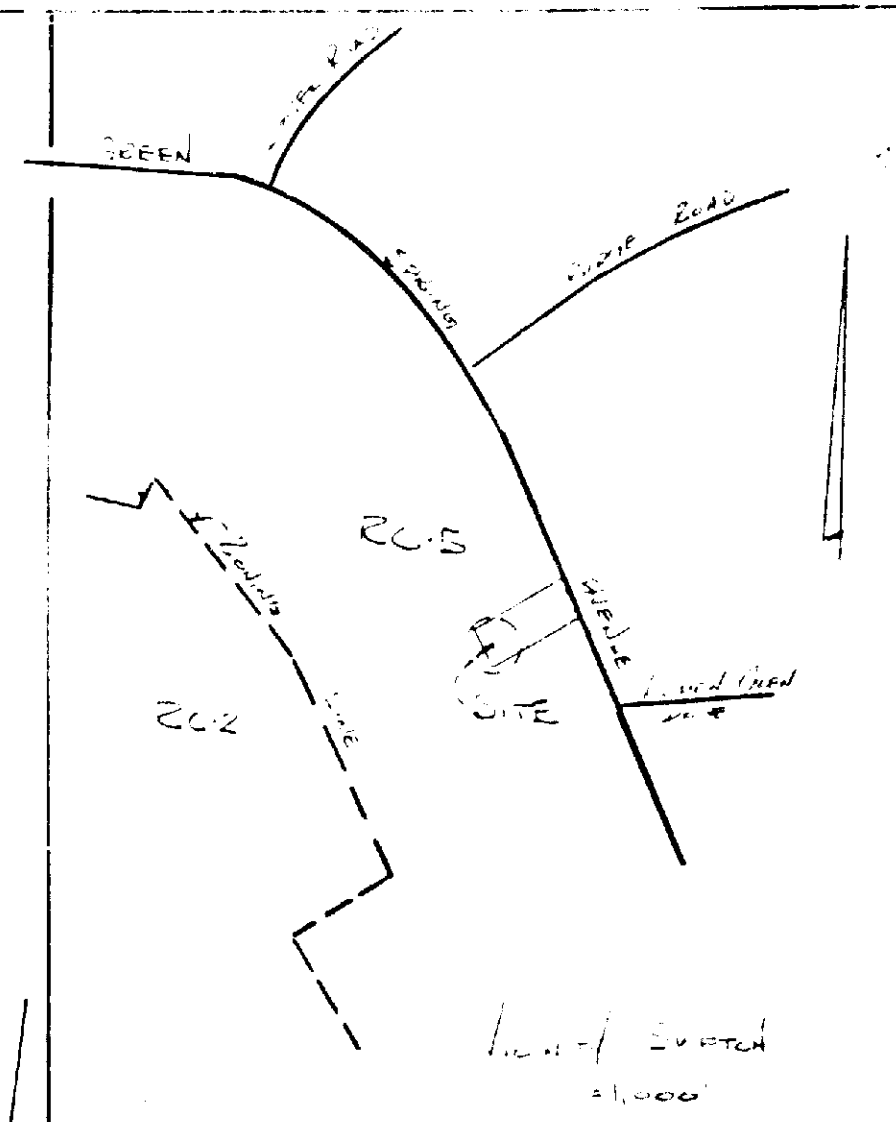






zoning history of property  
 CASE # 2780-1A SPECIAL SPECIAL  
 CASE # 77-104 ADD

PARKING REQUIRED 1 PER 300  
 AREA OF LOT 7,422  
 PARKING 7,422 / 300 = 24.74 SPACES REQ'D.  
 24 PARKING SPACES SHOWN (4x12)



LEASE AREA 10,000' = 0.229 AC.  
 ACCESS EASEMENT 10' x 44' = 4,400'  
 TOTAL = 0.229 AC.

1. THE STRUCTURE SHALL BE ENCLOSED WITH A LOCKED CHAIN LINK FENCE OR COMPARABLE WALL OR STRUCTURE, AT LEAST 8 FEET HIGH.  
 2. A LANDSCAPE PLAN, DESIGNED TO MINIMIZE THE VISUAL IMPACT OF ACCESSORY BUILDINGS AND THE LOWER PORTION OF THE STRUCTURE SHALL BE SUBMITTED TO AND APPROVED BY THE DIRECTOR OF THE OFFICE OF PLANNING AND ZONING.  
 3. ENVIRONMENTAL PROTECTION AGENCY STANDARDS AND GUIDELINES RELATING TO RADIATION EMISSIONS SHALL BE MET AT ALL TIMES.  
 4. WHEN THE LUE IS TERMINATED THE STRUCTURE SHALL BE REMOVED.  
 5. EVERY FIVE YEARS, OR SOONER IN THE EVENT OF SUBSTANTIAL DAMAGE, A CERTIFICATION BY A PROFESSIONAL ENGINEER REGISTERED IN MD. SHALL BE FILED WITH THE DEPARTMENT OF PERMITS AND LICENSES INDICATING THAT THE AFORESAID STRUCTURE MEETS ALL SAFETY REQUIREMENTS. ANY UPGRADING OR MAINTENANCE REQUIRED TO COMPLY WITH ANY CHANGES IN THE SAFETY REQUIREMENTS

AREA REMAINING = 2.50 - 0.229 = 2.271 AC.

THE CHESTNUT RIDGE VOLUNTEER  
 FIRE COMPANY  
 LOCATED IN  
 THE ELEC. DIST. - 2A, CO. - MD.

PETITIONER'S  
 EXHIBIT 1

REVISION 10-27-86  
 REVISION 8-15-86  
 REVISION 8-08-86  
 REVISION 7-30-86

GERHOLD, CROSS & ETZEL  
 Registered Professional Land Surveyors  
 412 Delaware Avenue  
 TOWSON, MARYLAND 21204



PETITION FOR  
SPECIAL EXCEPTION  
AND VARIANCES  
Case No. 87-37-3378A

LOCATION: Southwest Side of  
Greenleaf Avenue, 112 feet  
Southwest of the Centerline of  
Ridge Road.  
DATE AND TIME: Tuesday, Oc-  
tober 26, 1986, at 11:00 a.m.  
PUBLIC HEARING: Room 301,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland

The Zoning Commission of Bal-  
timore County, by authority of the Zon-  
ing Act and Regulations of Baltimore  
County, will hold a public hearing  
for use for Special Exception for a  
window transmitting and receiving  
structure.

Petition for Special Hearing to ap-  
prove an amendment to the special ex-  
ception in Case No. 3988-2-A and  
77-104-ASPT by reducing the area to  
the original special exception to 2.17  
acres in lieu of the original 2.50 acres.

Petition for Zoning Variance to per-  
mit a building of 31 feet from the nearest  
property line in lieu of the required 500  
feet and a lot area of 0.229 acres in lieu  
of the required minimum lot size of 5  
acres.

Being the property of The Charter  
Builder, Inc.

In the event that this Petitioner is  
granted a building permit may be  
issued within the thirty (30) day appeal  
period. The Zoning Commission  
will, however, maintain any request  
for a stay of the issuance of said permit  
during this period for good cause  
shown. Such request must be received  
in writing by the date of the hearing set  
above or made at the hearing.

By Order of  
ARNOLD JABLON  
Zoning Commissioner  
of Baltimore County  
10095 Oct. 9

## CERTIFICATE OF PUBLICATION

TOWSON, MD., October 9, 1986

THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper printed  
and published in Towson, Baltimore County, Md., appearing on  
October 9, 1986.

THE JEFFERSONIAN,

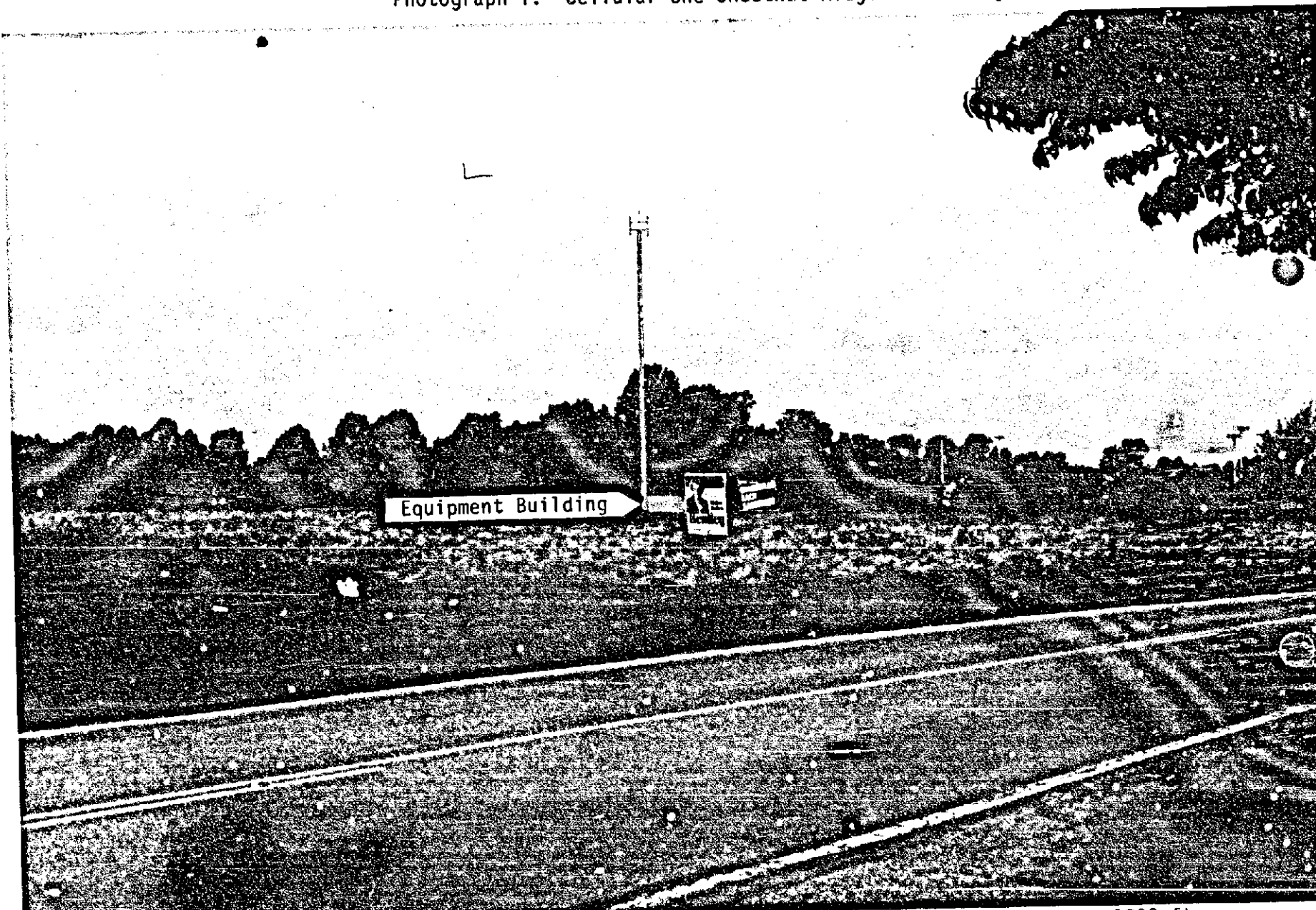
*Susan Seidman O'Connell*

Publisher

Cost of Advertising

35.75

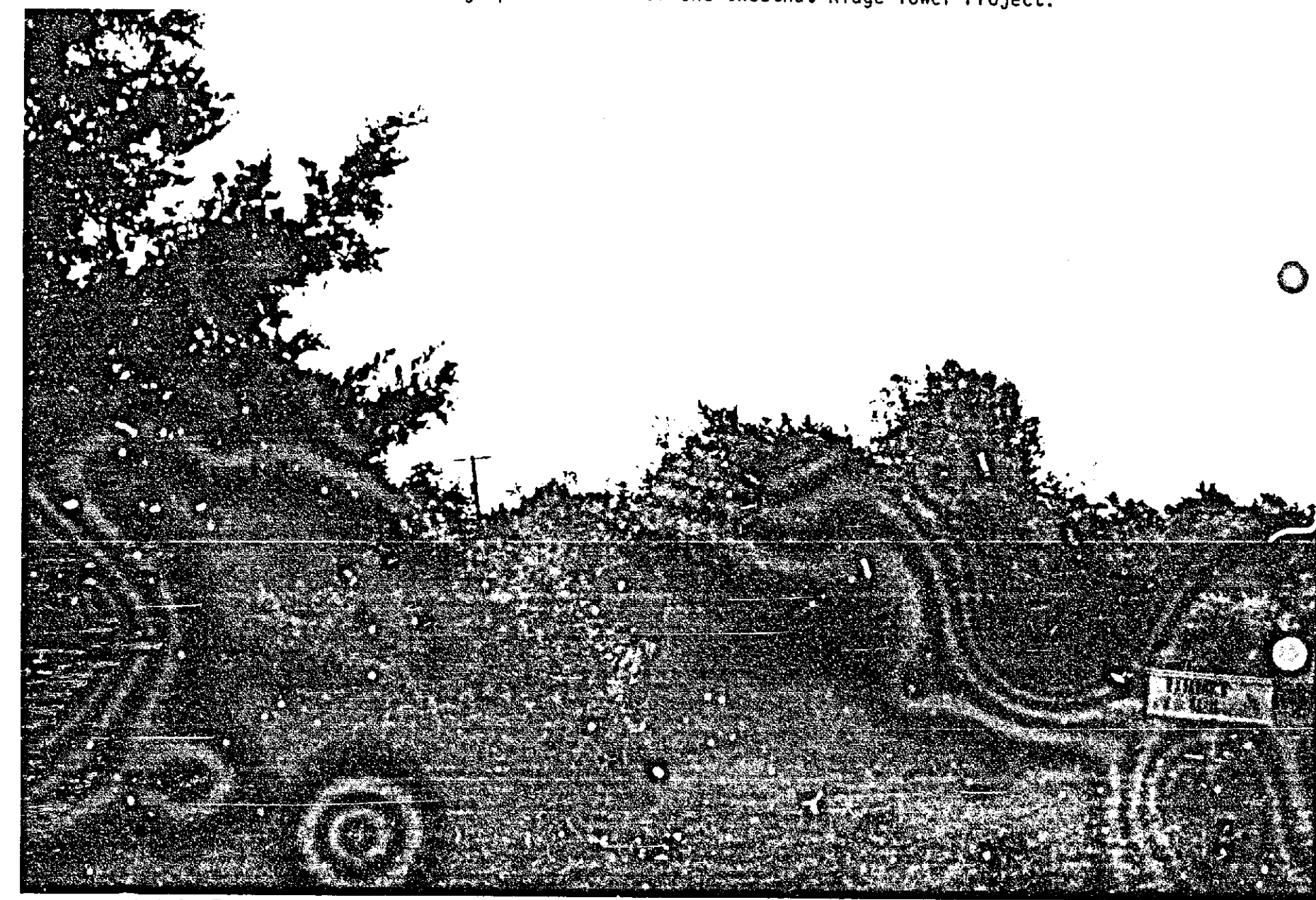
Photograph 1. Cellular One Chestnut Ridge Tower Project.



Visible Tower Height: 150 ft  
Tower Scale: 87 ft/in.

Distance to Tower: 1200 ft  
Photograph Bearing: 325°

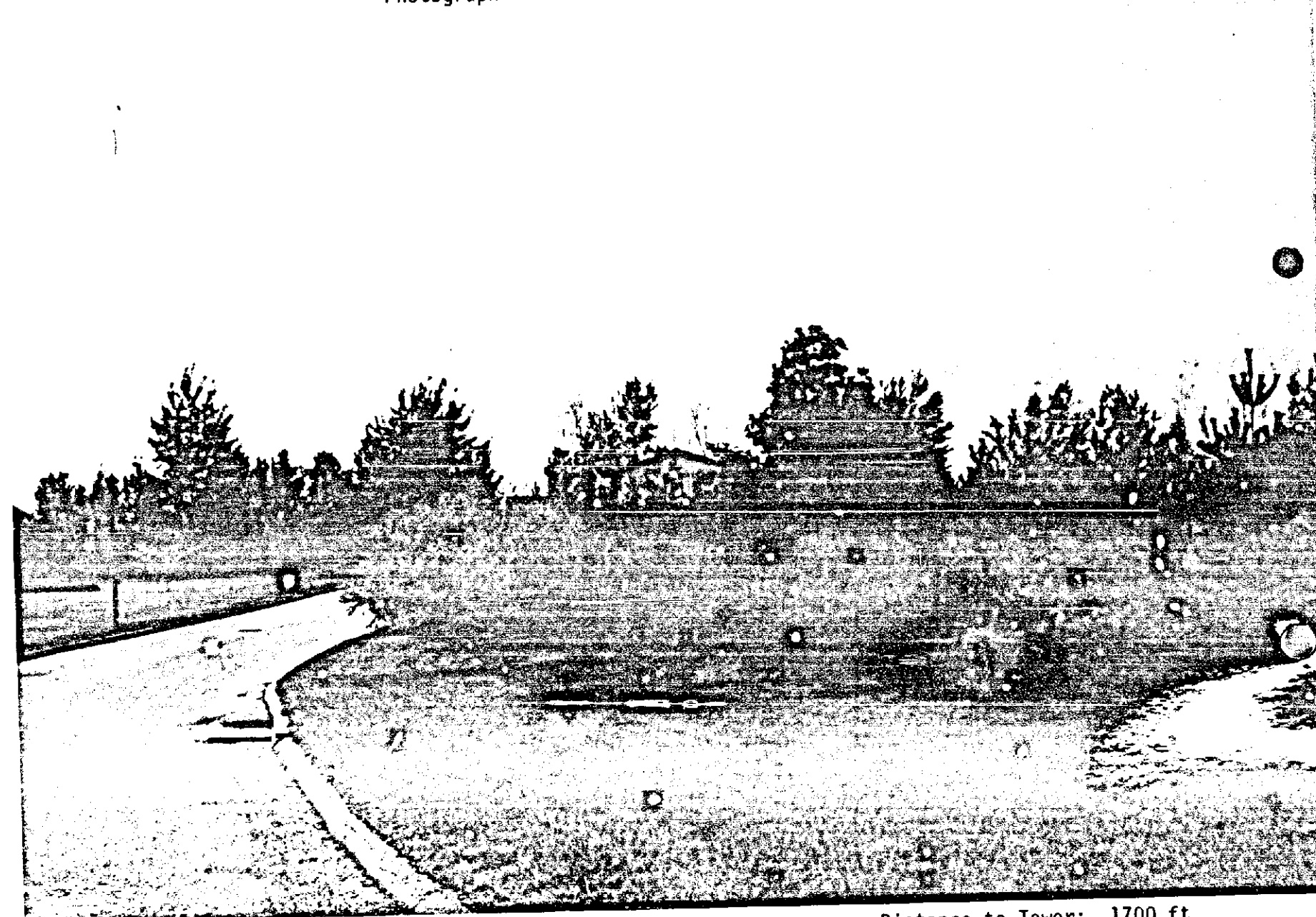
Photograph 4. Cellular One Chestnut Ridge Tower Project.



Visible Tower Height: 0 ft  
Tower Scale: 465 ft/in.

Distance to Tower: 6400 ft  
Photograph Bearing: 130°

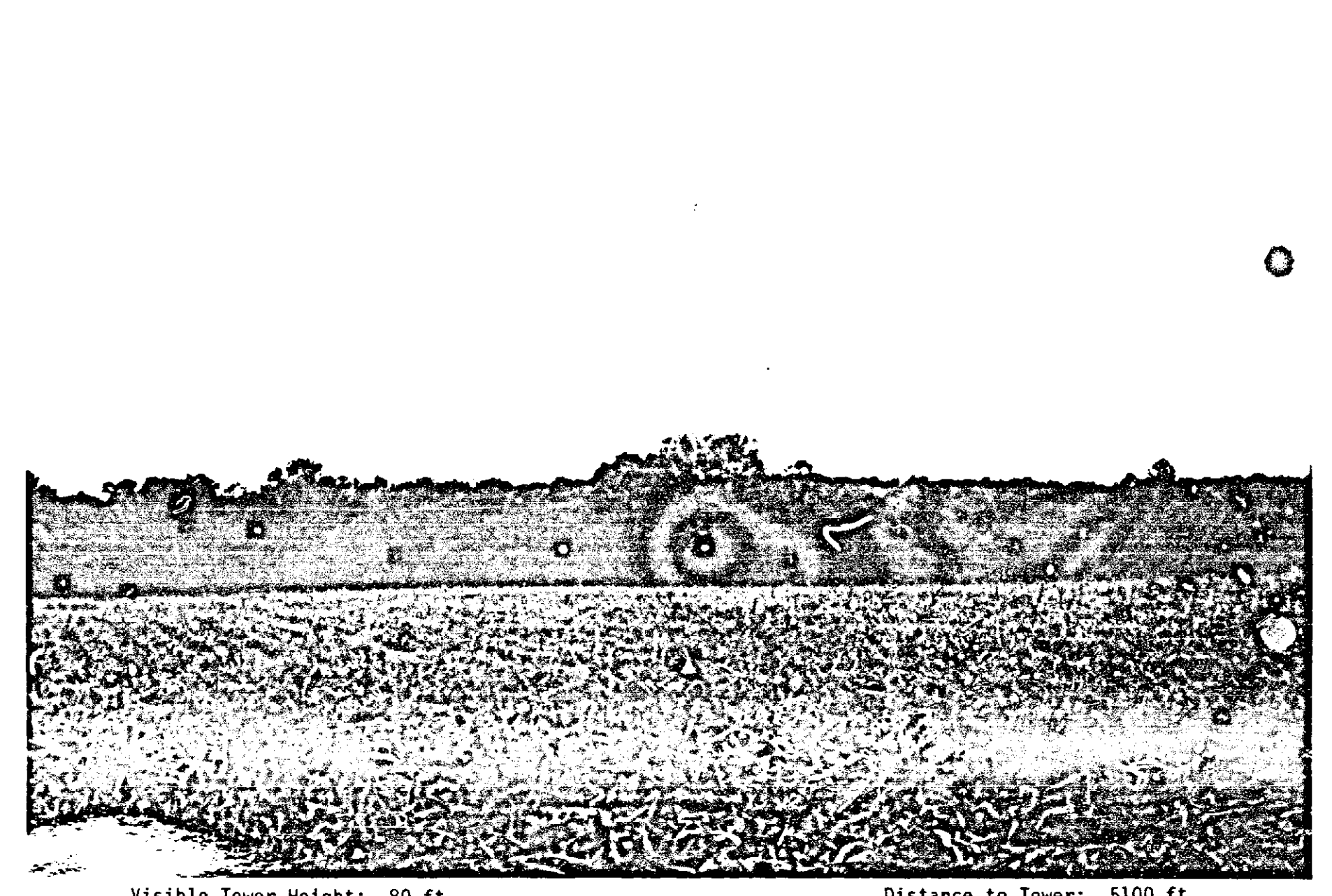
Photograph 2. Cellular One Chestnut Ridge Tower Project.



Visible Tower Height: 20 ft  
Tower Scale: 124 ft/in.

Distance to Tower: 1700 ft  
Photograph Bearing: 240°

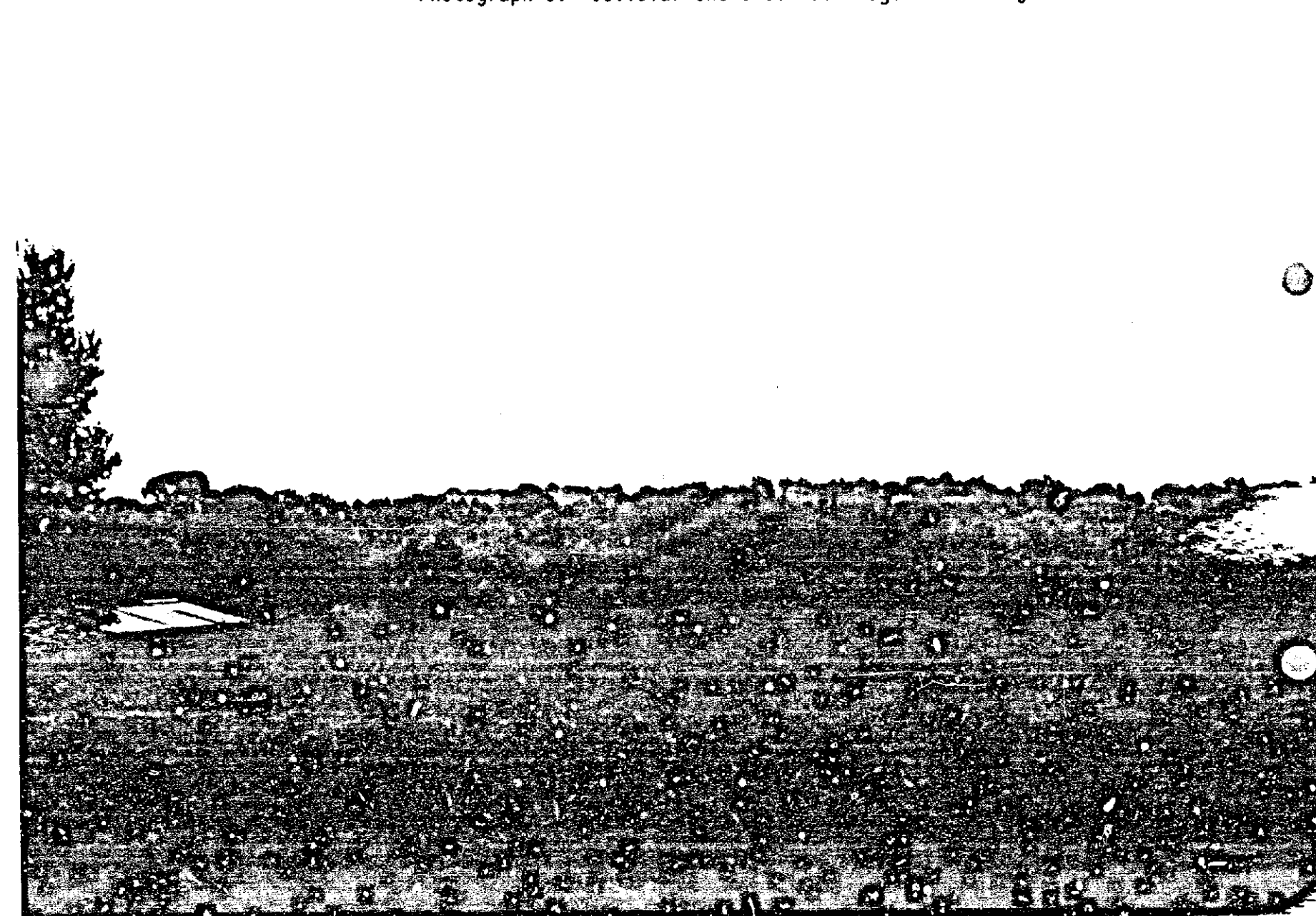
Photograph 5. Cellular One Chestnut Ridge Tower Project.



Visible Tower Height: 80 ft  
Tower Scale: 371 ft/in.

Distance to Tower: 5100 ft  
Photograph Bearing: 64°

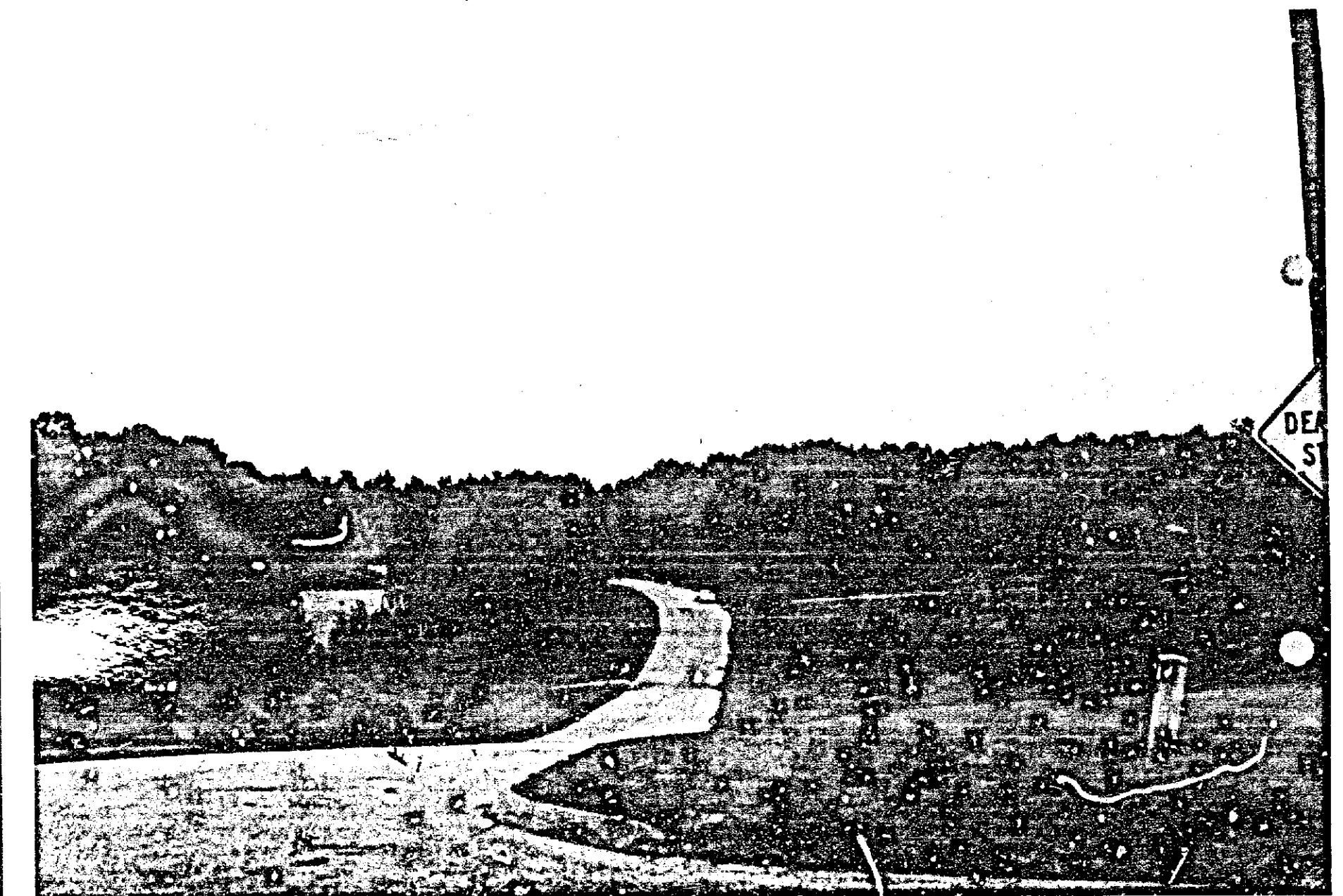
Photograph 3. Cellular One Chestnut Ridge Tower Project.



Visible Tower Height: 52 ft  
Tower Scale: 124 ft/in.

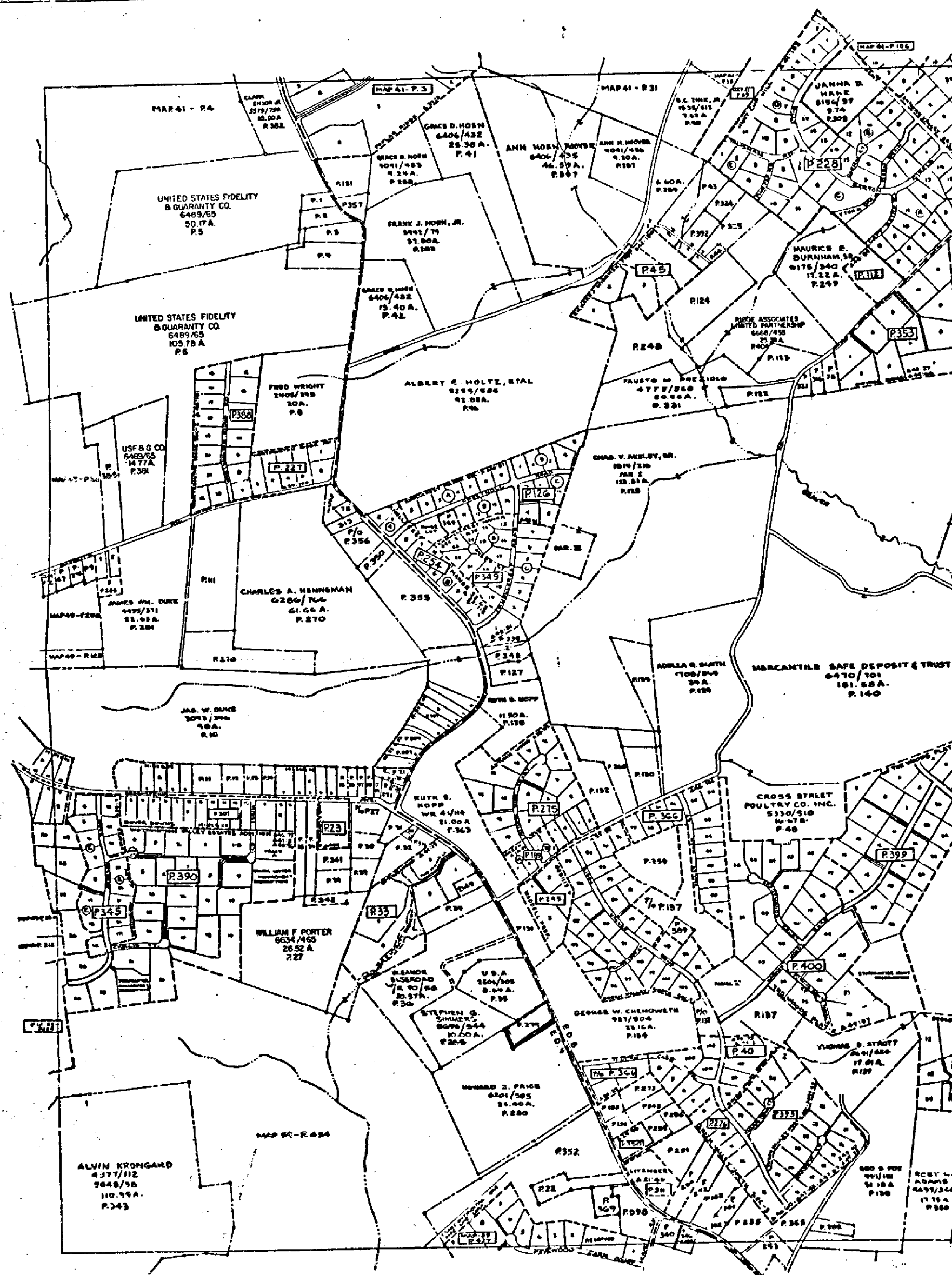
Distance to Tower: 6560 ft  
Photograph Bearing: 172°

Photograph 6. Cellular One Chestnut Ridge Tower Project.



Visible Tower Height: 28 ft  
Tower Scale: 153 ft/in.

Distance to Tower: 2100 ft  
Photograph Bearing: 266°



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Visible Tower Height: 85 ft.

Visible Tower Height: 85 ft  
Tower Scale: 109 ft/in.

Distance to Tower: 1500 ft  
Photograph Bearing: 185°

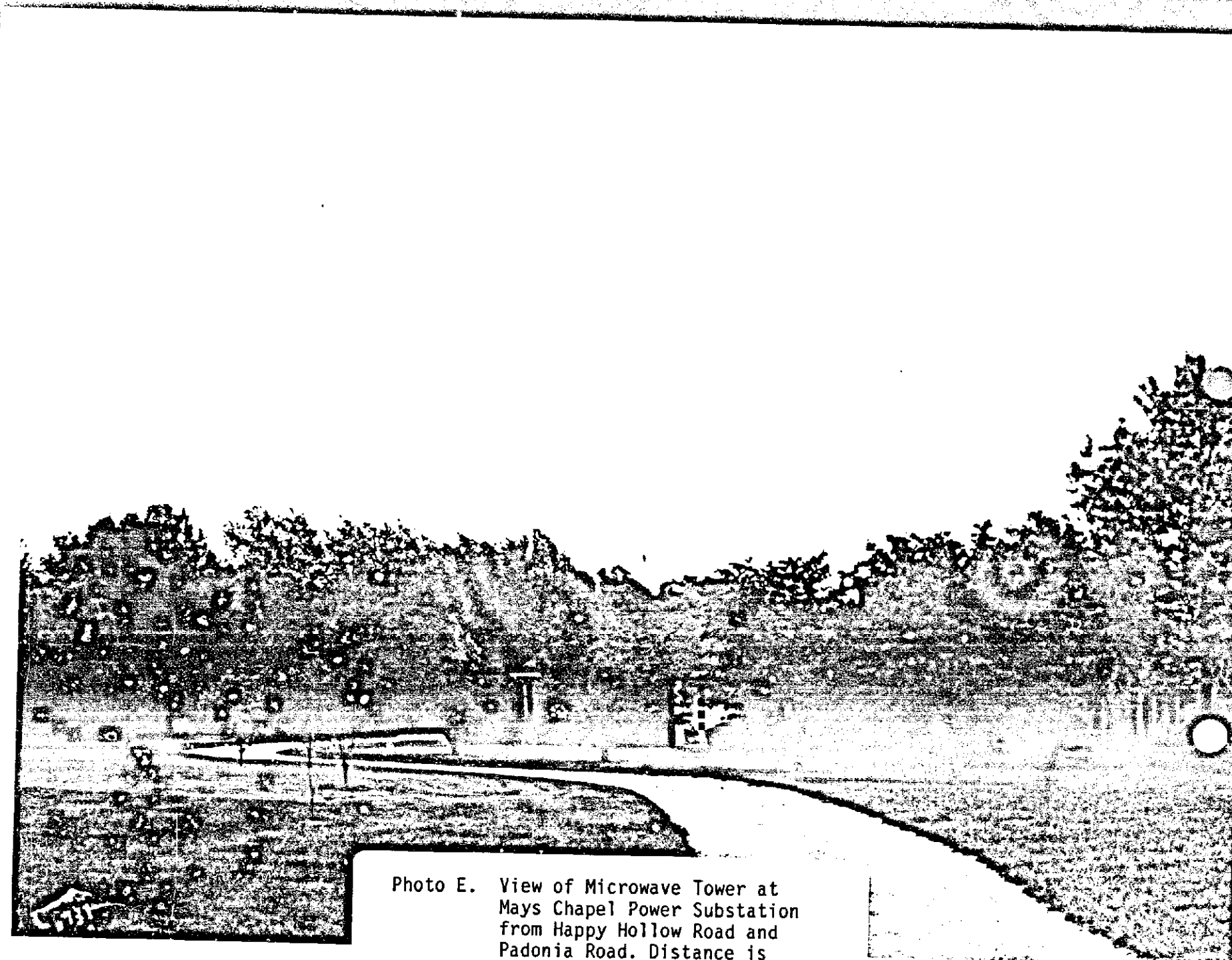
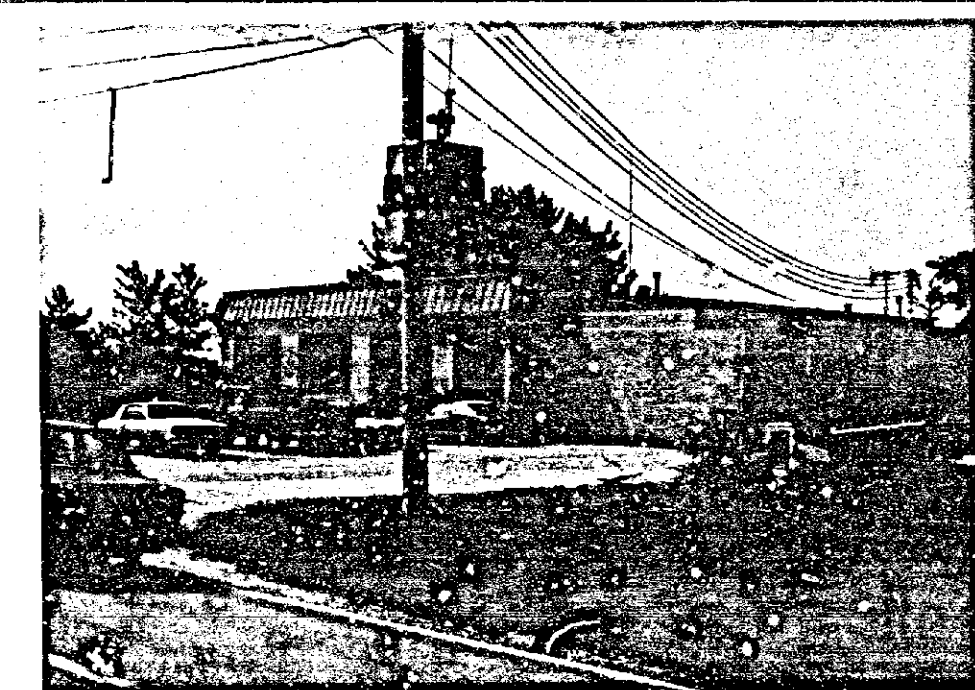


Photo E. View of Microwave Tower at Mays Chapel Power Substation from Happy Hollow Road and Padonia Road. Distance is approximately 2,000 feet.



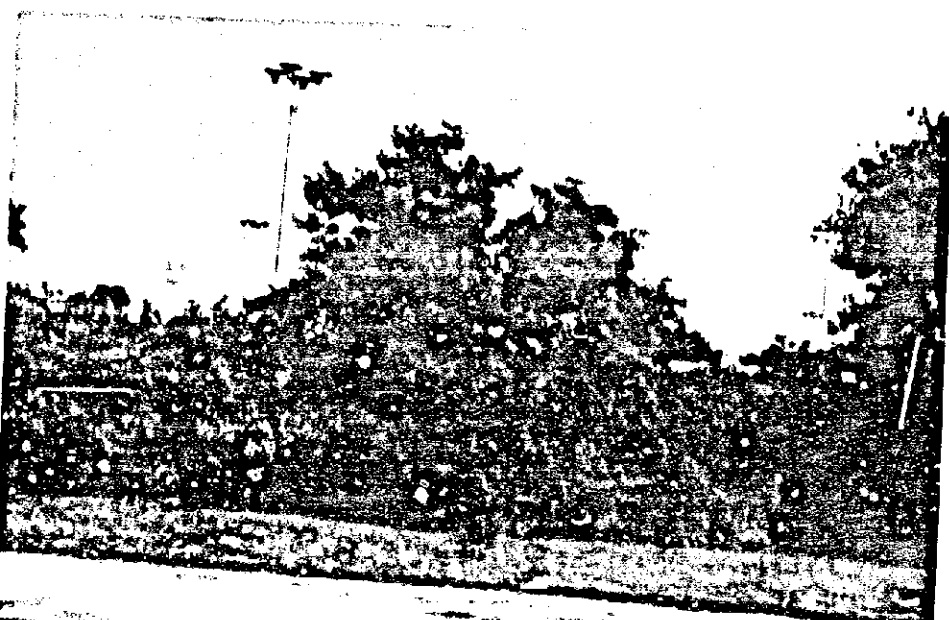
#1 CHESTNUT RIDGE VOL. FIRE COMPANY



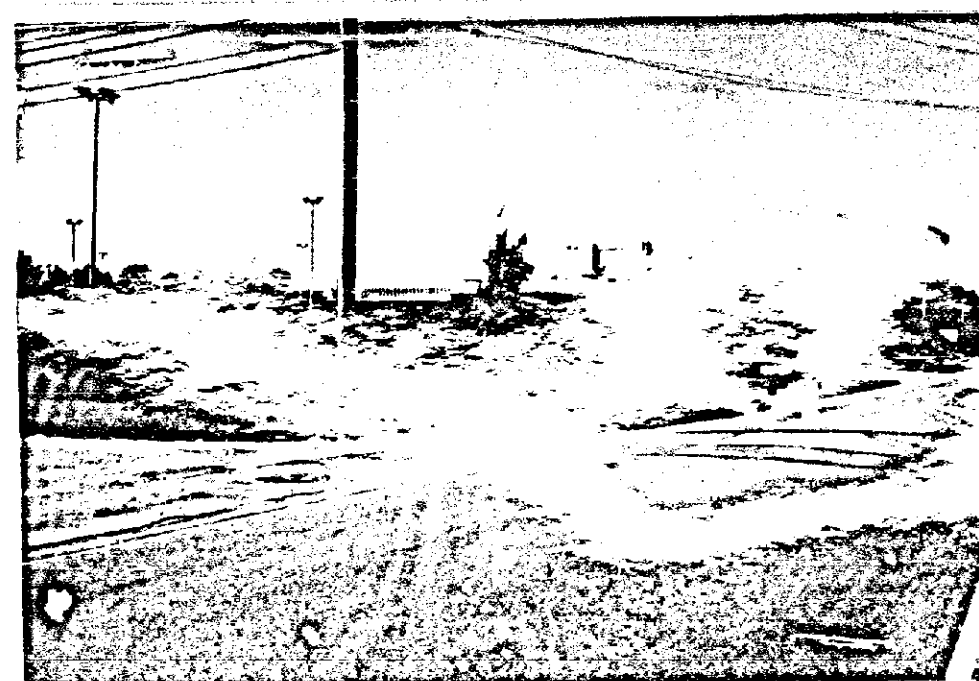
#2 LOOKING SOUTH FROM FIRE CO



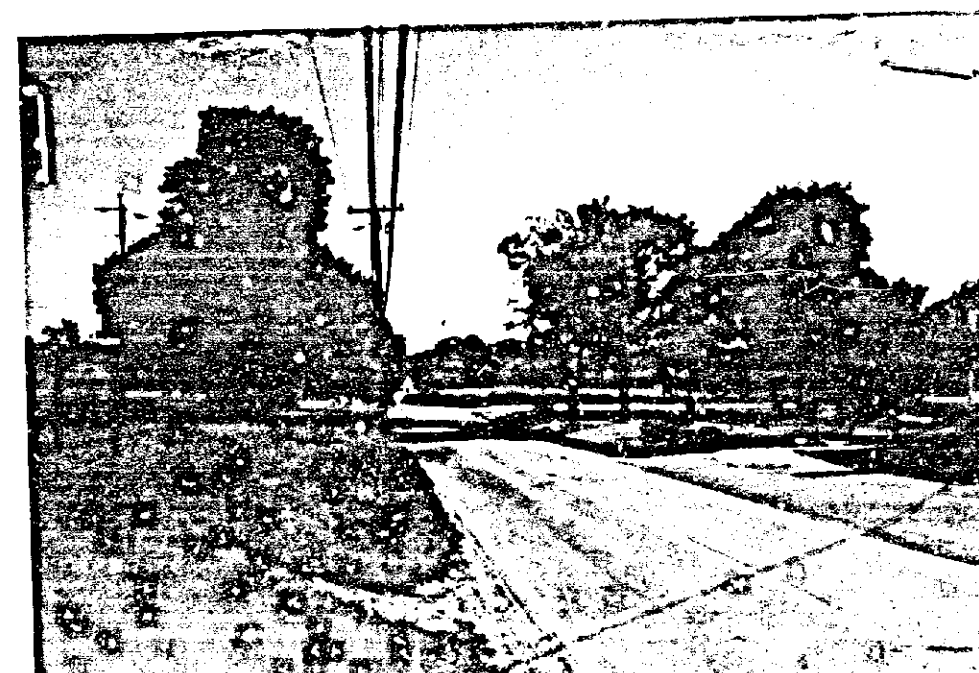
#3 JACHMAN ARMY RESERVE CENTER



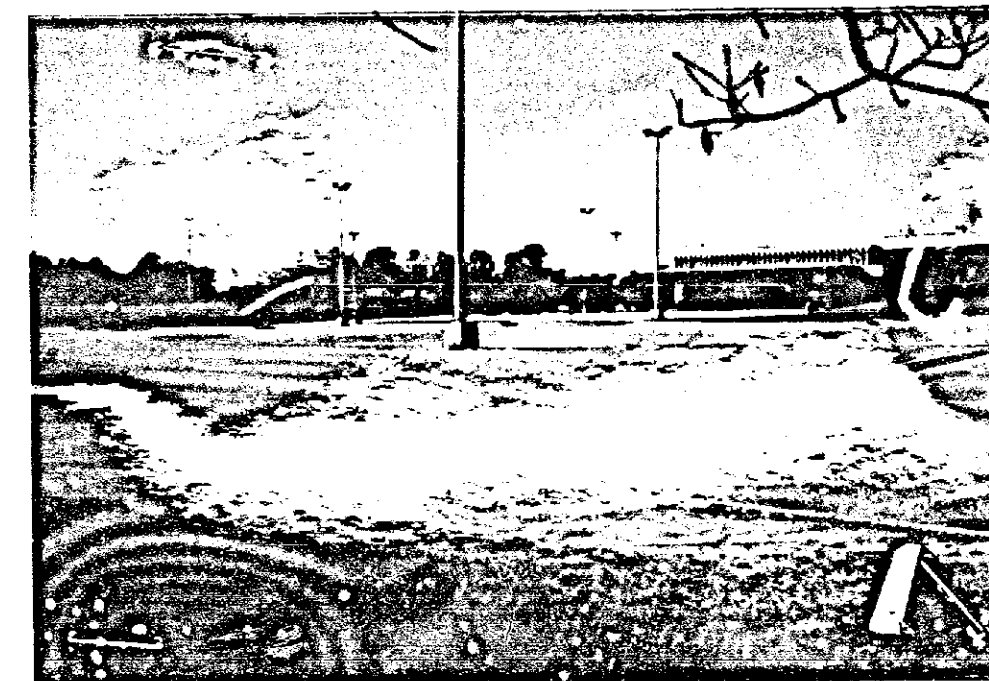
#4 VIEW OF LIGHT TOWERS (APPROX. 50 FT.)  
ON RESERVE CENTER LOT



#5 VIEW TOWARD JACHMAN ARMY RESERVE  
(8.64 Acre) CENTER



#7 VIEW OPPOSITE CHESTNUT RIDGE FARM  
MARKET, CORNER OF RIDGE RD.



#6 RESERVE CENTER PARKING FIELD



#8 CHESTNUT RIDGE IMPROVEMENT  
ASSOC. BLDG.

DO NOT REMOVE CARBONS		NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION	Form Approved OMS No. 21200-106
<b>1. Name of Project</b> <input type="checkbox"/> New Construction <input type="checkbox"/> Change <input type="checkbox"/> Alteration <input type="checkbox"/> Temporary (Duration _____ months)		<b>2. Complete Description of Structure</b> A. Include effective reduced power and expanded frequency at existing, proposed or modified FAA, FPL or broadcast stations siting this structure. B. Include size and configuration of power transmission lines and their supporting towers in the vicinity of FAA facilities and public airports. C. Include information showing site orientation, dimensions, and construction materials of the proposed structure.	Administrative Study Number <div style="border: 1px solid black; padding: 5px; display: inline-block;">SL-ACN-17206</div>
<b>3a. Name and address of individual, company, corporation, etc. proposing the construction or alteration.</b> (Number, Street, City, State and Zip Code) <div style="border: 1px solid black; padding: 5px;">           3017-222-3600            10000 Reservoir Highway            Washington/Baltimore Cellular Telephone Company            7855 Walker Drive, Suite 100            Greenbelt, Maryland 20770            ATTN: Amy O'Rourke         </div>		<div style="border: 1px solid black; padding: 5px; display: inline-block;">CELLULAR</div>	
<b>3b. Name, address and telephone number of representative if different than 3 above.</b> <div style="border: 1px solid black; padding: 5px; display: inline-block;">           DNA         </div>		<div style="border: 1px solid black; padding: 5px; display: inline-block;">           EXAMINER 3         </div>	
<b>4. Location of Structure</b> A. Nearest City or Town, and State <div style="border: 1px solid black; padding: 5px;">           Owings Mills, MD         </div>		B. Name of nearest airport, harbor, high port, or navigable waterway <div style="border: 1px solid black; padding: 5px;">           Reservoir Airport         </div>	
C. Height of structure to nearest point of nearest runway <div style="border: 1px solid black; padding: 5px;">           7.5 miles         </div>		D. Direction from structure to nearest point of nearest runway <div style="border: 1px solid black; padding: 5px;">           West         </div>	
E. Height of structure including all appendages and lighting to nearest point of nearest runway <div style="border: 1px solid black; padding: 5px;">           165'         </div>		F. Overall height above mean sea level (MSL) ± ft. <div style="border: 1px solid black; padding: 5px;">           825'         </div>	
G. Location of structure in map with respect to highways, airways, airports, prominent terrain features, existing structures, etc. Attach A-500 Geographical Survey quadrangle map or equivalent showing the relationship of construction site to nearest airport. (Use of space is required; orientate on a north arrow and attach to this notice.)			
12020 Greenspring Avenue, Owings Mills, Maryland at the rear of Chestnut Ridge Volunteer Fire Company property. (Map attached.)			
Notice is required by Part 77 of the Federal Aviation Regulations (FAR) and Part 77 promulgated by Section 1107 of the Federal Aviation Act of 1956, as amended (49 U.S.C. 1071) that persons who knowingly and wilfully violate the height requirements of Part 77 as amended shall be liable for civil penalties not to exceed \$500 for the first offense and not more than \$1000 for subsequent offenses. (Section 802 of the Federal Aviation Act of 1956, as amended (49 U.S.C. 1472a).)			
I HEREBY CERTIFY that all of the above statements made by me are true, complete, and correct to the best of my knowledge. In addition, I agree to obstruction mark and/or light the structure in accordance with established marking & lighting standards if necessary.			
Date: <u>10/07/86</u> Type/Name/Title of Person Filing Notice Emillienne O'Rourke/Real Estate Manager		Signature: <u>Emillienne O'Rourke</u>	
<b>FOR FEE PAYMENT ONLY</b> The Fee/Proposal: <input type="checkbox"/> Does not require fee application on FAA Form 7460-1. <input type="checkbox"/> Not classified as an obstruction under any identified of FAR, Part 77, Bureau C, and would not be a hazard to air navigation. <input type="checkbox"/> Identified as an obstruction under any identified of FAR, Part 77, Bureau C, and would be a hazard to air navigation. <input type="checkbox"/> Requested determination of hazard. <input type="checkbox"/> Agreed per FAA Advisory Circular 150-5, Chapter 2.		Supplemental Notices of Construction FAA Form 7460-2 is required any time the project is abandoned, or: <input type="checkbox"/> At least 48 hours before the start of construction. <input type="checkbox"/> Within the day after the construction reaches its greatest height. This determination expires on: <u>04/24/87</u>	
X Construction determined and lighting are not necessary.		If the determination is subject to the following authority of the FCC, a copy of this determination will be sent to that Agency. <div style="border: 1px solid black; padding: 5px; display: inline-block;">FCC</div>	
Remarks:		Date: <u>10/24/86</u>	
FAA Form 7460-1 (4-83) SUPERSEDES PREVIOUS EDITION			

87761  
 Case file

10/22/58  
 TO

2805 Swallowtail Road  
 Oakton Hills, Maryland  
 21117

RECEIVED  
 OCT 22 1958  
 ZONING OFFICE

October 21, 1958.

Mr. Arnold Jablon - Zoning Commissioner  
Baltimore County Office of Planning & Zoning  
Room 100  
111 E. Chesapeake Avenue  
Towson, Maryland

Dear Mr. Jablon:

Re: Toning  
Special Exception  
Case No. 87-177-XSPM  
Special Hearing  
Case No. 87-177-XSPM  
Variance  
Case No. 87-177-XSPM

THE CHESTNUT RIDGE  
VOLUNTEER FIRE CO.

I have some concerns, regarding the above noted hearings, on the building, and tower proposed to be located at the Chestnut Ridge Fire Department property. As I have been subpoenaed to court, as a witness. I will not be able to attend the hearing.

My concerns are what I feel are the unnecessary proliferations of towers and the effect on the skyline and commercialization of the community in a residential neighborhood.

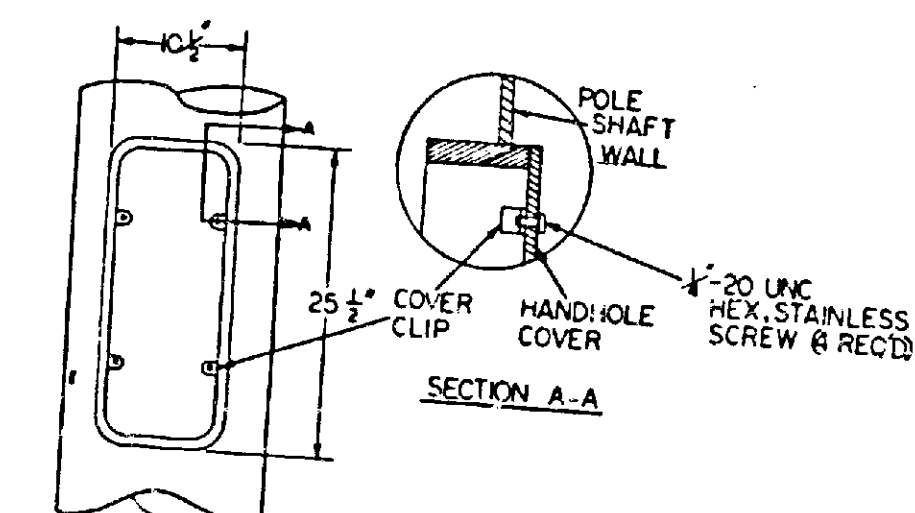
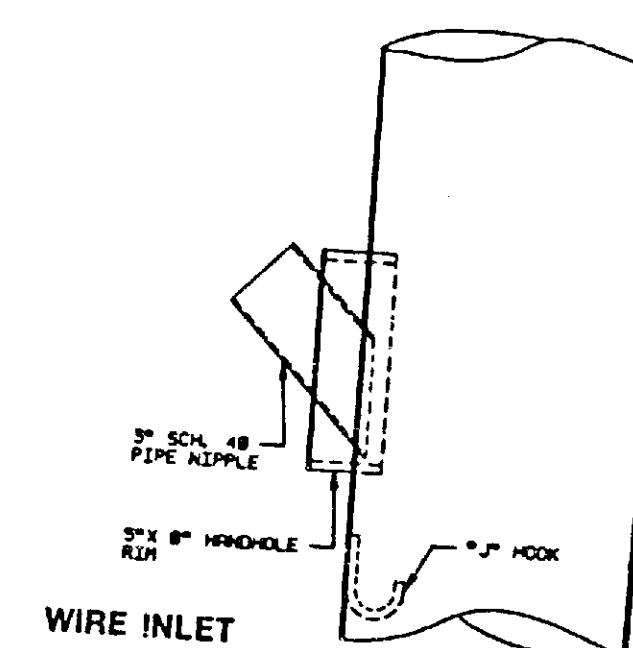
I understand, from a previous meeting with the proponent of the building and tower, that the tower covers an area approximately five miles in radius. If this is correct, why can't the area in question be covered with towers in the commercial areas along Reisterstown Road (Route 124), and the commercial areas along the Harrisburg Expressway (Route 66). These two areas are separated by less than ten miles distance.

If it turns out this is not feasible, has the possibility of joint use of other existing towers in the area been investigated? There are presently towers near the intersection of Falls and P. Lorita Roads, Park Heights Avenue approximately one mile south of Caves Road, and the Channel 67 P.D.C. tower near Gaylen Brook Lane and Bonita Avenue.

If it is still determined there is no other feasible solution, why is the tower required to be so high? The present Fire House is on one of the higher points in Baltimore County. There is also presently a hose drying tower at the fire house with an entrance to it. Could this hose drying tower be used?

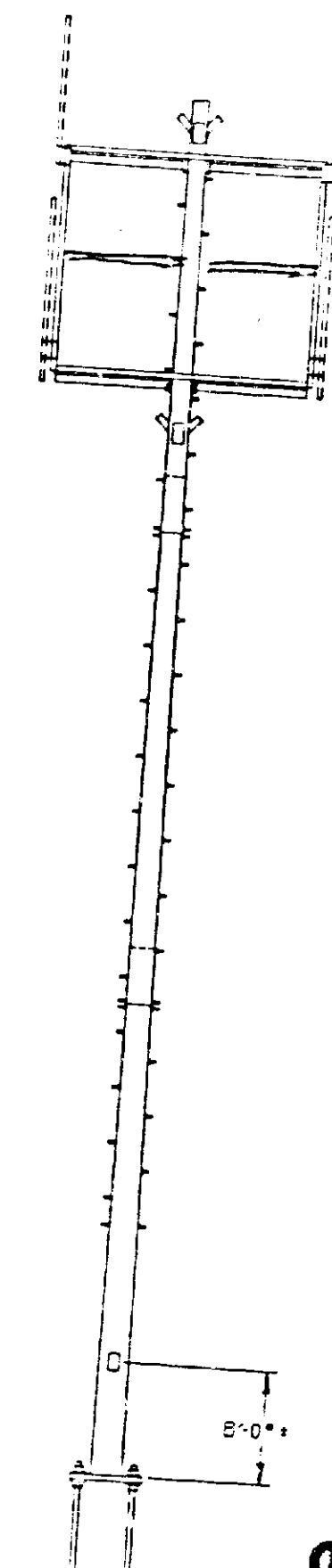
## Cellular Radio Structures

The requirements of cellular communications demand individualized pole designs. Valmont has automated systems to process custom designs as efficiently as most catalog poles.

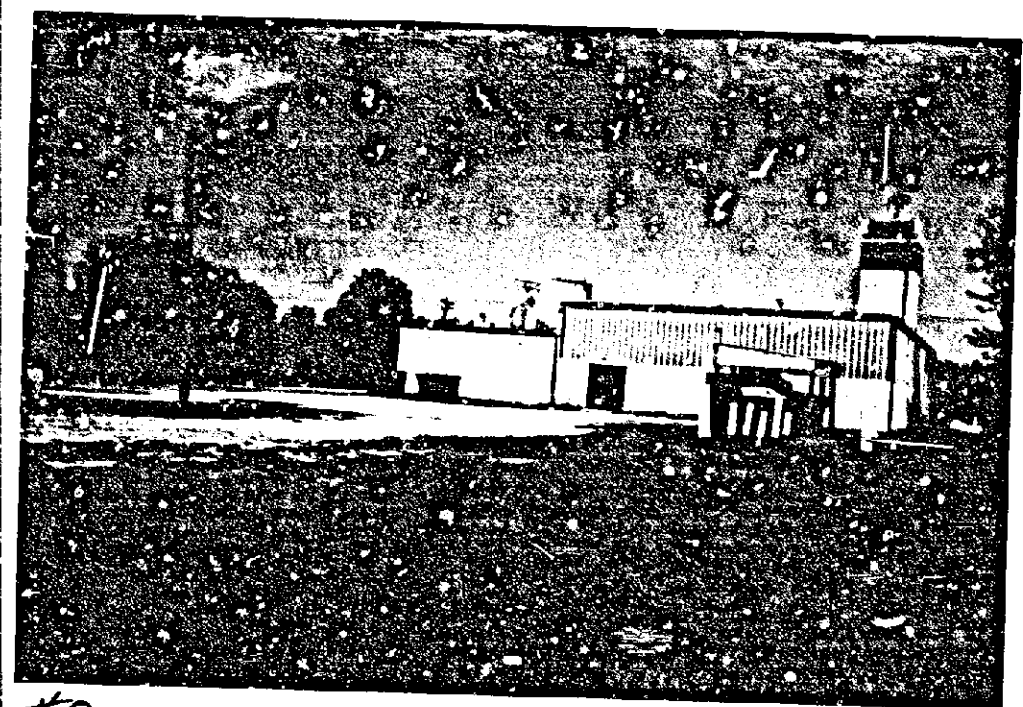


9" x 24" HANDHOLE DETAIL

 Valmont Industries  
Power STE







#9. REAR OF CHESTNUT RIDGE FIRE CO.



#10. AREA OF PROPOSED LANDSCAPE SCREENING



#11. VIEW OF PRICE PROPERTY FROM TOWER SITE



#12. VIEW OF TOWER SITE

Honorable Arnold Jablon  
August 25, 1986  
Page Two

cc: Mr. James Dyer,  
Zoning Supervisor  
  
Kathryn M. Condello,  
Manager, Network Development  
Cellular One  
  
Stephen J. Nolan, Esq.  
Attorney for Petitioner

P.S. William Fitzpatrick, President of the Chestnut Ridge Community Association, called me this morning to say that the association's board has voted to back the placement of the tower on the fire company property.

Honorable Arnold Jablon  
Zoning Commissioner for  
Baltimore County  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Request for Emergency or Expedited  
Hearing Date Proposed 150' Unlighted  
Cellular Communications Tower (monopole)  
West Side of Greenspring Avenue  
Petitioner: Cellular One  
Owner: The Chestnut Ridge Volunteer  
Fire Company

Dear Commissioner Jablon:

Together with Cellular One, our Fire Company recently filed certain zoning petitions seeking approval for a 150 foot unlighted and unpainted cellular communications tower to be located in the extreme rear position of our 2.5 acre property. This proposed tower and the lease arrangement with Cellular One will be of tremendous assistance in the course of this Company's recent purchase of a \$200,000 engine tanker.

Although established in 1954, our Fire Company now serves an approximately 49 square mile area and 2,200 families.

We are aware of the fact that the zoning hearing docket is an extremely heavy one. Nevertheless, we would greatly appreciate your granting Cellular One and us an emergency hearing or an expedited hearing. We sincerely believe that a prompt hearing will benefit this Fire Company and the community which we serve.

Very truly yours,

THE CHESTNUT RIDGE VOLUNTEER  
FIRE COMPANY

BY: Harry R. Kakel  
Harry R. Kakel, Jr.  
Treasurer, C.R.V.F.C.

**Chestnut Ridge**  
Volunteer Fire Company  
12020 Greenspring Ave. Owings Mills, Maryland 21117

August 25, 1986

# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 13, 1986

COUNTY OFFICE BLDG.  
111 W. CHESAPEAKE AVE.  
TOWSON, MARYLAND 21204

Stephen J. Nolan, Esquire  
204 W. Pennsylvania Avenue  
Towson, Maryland 21204

Re: Item No. 73 - Case No. 87-177-KDHA  
Petitioner: The Chestnut Ridge  
Volunteer Fire Company  
Petitions for Zoning Variance,  
Special Hearing and Special Exception

Dear Mr. Nolan:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:kkb

Enclosures

cc: Gerhold, Cross & Etzel  
412 Delaware Avenue  
Towson, Maryland 21204

LAW OFFICES  
**NOLAN, PLIMHOFF & WILLIAMS**  
CHARTERED  
204 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204  
(301) 823-7800

August 19, 1986

OF COUNSEL  
RALPH E. DEITZ  
9026 LIBERTY ROAD  
RANDALLSTOWN, MARYLAND 21133  
(301) 822-8281  
RUSSELL J. WHITE

HAND DELIVERY  
**RECEIVED**  
AUG 23 1986

ZONING OFFICE

Mr. W. Carl Richards, Jr.  
Zoning Coordinator  
Baltimore County Office Bldg.  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Petitioner - Washington/Baltimore  
Cellular Telephone Company  
Owner - The Chestnut Ridge Volunteer  
Fire Company  
Proposed 150 Foot Cellular Communication  
Tower on the W/S of Green Spring Avenue.

Dear Mr. Richards:

In accordance with our meeting on August 12, 1986 at which time you reviewed the preliminary site plan for the above-captioned tower, our surveying firm, Gerhold, Cross & Etzel, has incorporated the changes you had requested on the enclosed revised plans.

Therefore, on behalf of the petitioner and owner, I am submitting herewith the following documents for filing:

1. Three original copies of Petition for Special Exception;
2. Three original copies of Petition for Zoning Variance;
3. Three original copies of Petition for Special Hearing;
4. Ten (10) copies of revised site plan dated August 15, 1986;
5. Four (4) copies of the Zoning Description of the subject Lease Area;
6. Four (4) copies of the Zoning Description of the area remaining within the special exception granted in case numbers 3988 XA and 77-104 ASPH;
7. Our firm's check totalling \$300.00 to cover the filing fee for the aforesaid three petitions; and

Mr. Carl W. Richards, Jr.  
August 19, 1986  
Page 2

8. Original of my letter to you dated July 30, 1986.

In view of the fact that our client, Cellular One, is experiencing severe technical and service problems which this proposed tower is designed to partially remedy, we would greatly appreciate the opportunity to obtain an emergency hearing or an expedited hearing date. Cellular One is a licensed public utility and the technical problems could be greatly mitigated with an early hearing date.

Thank you for your kind assistance.

Very truly yours,

Stephen J. Nolan  
Stephen J. Nolan

SJN/cnd

enc.

cc: George Cross, Jr., President  
The Chestnut Ridge Volunteer  
Fire Company

Kathryn M. Condello, Manager  
Network Development  
Cellular One

Nancy Lane  
Cellular One

Mr. John Etzel  
Mr. David Ransome  
Gerhold, Cross & Etzel

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
454-3211  
NORMAN E. GERDER  
DIRECTOR

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

SEPTEMBER 25, 1986

Re: Zoning Advisory Meeting of SEPTEMBER 2, 1986  
Item # 79  
Property Owner: CHESTNUT RIDGE VOLUNTEER  
Location: FIRE COMPANY  
SW/S GREENSPRING AVE, 1125' SE OF  
E OF RIDGE RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

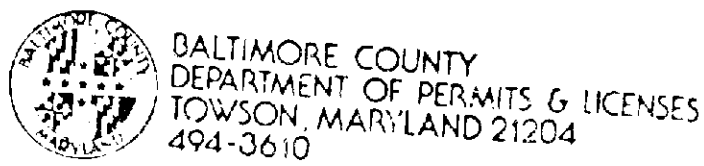
- ☒ There are no site planning factors requiring comment.
- ☐ A County Review Group Meeting is required.
- ☐ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☐ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☐ The access is not satisfactory.
- ☐ The circulation on this site is not satisfactory.
- ☐ The parking arrangement is not satisfactory.
- ☐ Parking calculations must be shown on the plan.
- ☐ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☐ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☐ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☐ The amended Development Plan was approved by the Planning Board on
- ☐ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☐ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is
- ☐ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

Additional comments:  
A JAWERS OF CRG PLANNING PROCESS WAS GRANTED  
BY THE BALTIMORE CO. PLANNING BOARD ON SEPT. 18, 1986  
SEE FILE # 11-86-177 VIA CELLULAR ONE/CHESTNUT  
RIDGE VOLUNTEER FIRE CO.

David Fields, Acting Chief  
Current Planning and Development

cc: James Hioswell





TED ZALESKI, JR.  
DIRECTOR

September 9, 1986

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

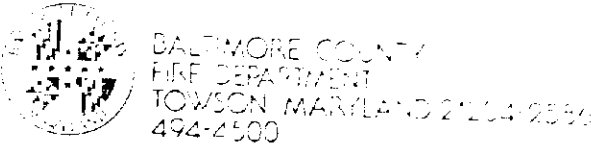
Dear Mr. Jablon:

Comments on Item # 79 - Zoning Advisory Committee Meeting are as follows:  
Property Owner: Chestnut Ridge Volunteer Fire Company  
Location: SW/S Greenspring Avenue, 1125 feet SE of C/L of Ridge Road  
Lth.

APPLICABLE CODE AND COMMENTS:

- A. All structures shall conform to the Baltimore County Building Code as adopted by Council 1982 which, the Maryland Code for the Building and Safety, 20-101, and other applicable code and standards.
- B. A building and other construction permit shall be required before the start of any construction.
- C. Permits: The date of construction drawings are required to file a permit application. The date of a permit issued by the Department of Building and Safety is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings shall be submitted by a registered Professional Engineer or Architect to the Department of Building and Safety for review and approval. Approved plans are not returnable.
- E. All the groups except the Single Family Detached Dwelling require a minimum of 1 hour fire rating for exterior walls closer than 10' to an exterior lot line. The fire rating shall be 1 hour fire rating for exterior walls closer than 10' to an exterior lot line. Any wall built on an exterior lot line shall require a fire rating of 1 hour. See Table 101, Section 101.1, Section 101.2, and Table 101.3. No openings are permitted in an exterior wall within 10' of an exterior lot line.
- F. The structure does not appear to comply with Table 101 for permissible heights/areas. Apply to the Planning and Zoning Commission for a variance. The variance shall be recorded in the Planning and Zoning Commission minutes. The variance shall be recorded in the Planning and Zoning Commission minutes. The variance shall be recorded in the Planning and Zoning Commission minutes.
- G. The requested variance appears to conflict with Section 101.1 of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Structure Permit, an alteration permit application shall also be submitted in order to comply with the requirements for the existing structure. The existing structure shall be altered to comply with the requirements for the new use. The existing structure shall be altered to comply with the requirements for the new use. The existing structure shall be altered to comply with the requirements for the new use.
- I. The proposed project appears to be located in a Flood Plain, Flood/Overwash. Please see the attached copy of Section 101.1 of the Building Code as adopted by Council 1982. The plans shall show the proposed elevations above sea level for the lot and the floor level including basement.
- J. Comments: Tower plans and application documents require the seal and signature of a registered Professional Engineer and a certification letter, as to construction on completion. Towers shall comply with Section 101.1.0.
- K. These abbreviated comments reflect only on the information provided by the applicant. The applicant may obtain additional information by contacting the Department of Building and Safety, 111 West Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Kuchner  
Professional Engineer  
No. 11111



PAUL H. RENCKE  
Chief

September 2, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Re: Property Owner: Chestnut Ridge Volunteer Fire Company

Location: SW/S Greenspring Avenue, 1125' SE of centerline of Ridge Road

Item # 79 - Zoning Advisory Meeting of 9/2/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below noted with an "X" are applicable and require to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along the property line in accordance with Baltimore County standards as published by the Department of Public Works.
2. A second hydrant is required for the lot.
3. The vehicle pull-out dimension shown on \_\_\_\_\_ exceeds the maximum allowed by the Fire Department.
4. The site shall be able to comply with all applicable portions of the Fire Prevention Code prior to occupancy or beginning of operations.
5. The buildings and construction existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Fire Safety Code", as edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comment at this time.

REVIEWER: *[Signature]*  
Planning and  
Special Inspection Division

Noted and  
Approved: *[Signature]*  
Fire Prevention Bureau

/mb



BAHMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COHEN  
DIRECTOR

October 3, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for Items number 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, and 85.

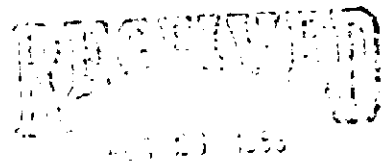
Very truly yours,

Michael E. Hamilton  
Traffic Engineer, License 11

MCH:11

**Chestnut Ridge**  
Volunteer Fire Company

12020 Greenspring Ave. Owings Mills, Maryland 21117



ZONING OFFICE

August 1, 1986

Respectfully, Arnold Jablon  
Zoning Commissioner  
Baltimore County  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Request for Emergency or Expedited  
Hearing Date Proposed 150' Unlighted  
Cellular Communications Tower (monopole)  
West Side of Greenspring Avenue  
Petitioner: Cellular One  
Owner: The Chestnut Ridge Volunteer  
Fire Company

Dear Commissioner Jablon:

Together with Cellular One, our Fire Company recently filed certain zoning petitions seeking approval for a 150 foot unlighted and unpainted cellular communications tower to be located in the extreme rear position of our 2.5 acre property. This proposed tower and the lease arrangement with Cellular One will be of tremendous assistance in the course of this Company's recent purchase of a \$200,000 engine tanker.

Although established in 1954, our Fire Company now serves an approximately 19 square mile area and 2,200 families.

We are aware of the fact that the zoning hearing docket is an extremely heavy one. Nevertheless, we would greatly appreciate your granting Cellular One and us an emergency hearing or an expedited hearing. We sincerely believe that a prompt hearing will benefit this Fire Company and the community which we serve.

Very truly yours,

THE CHESTNUT RIDGE VOLUNTEER  
FIRE COMPANY

By: *[Signature]*  
Boris E. Ebel, Jr.  
Fire Captain, Chairman

Michael E. Hamilton

By: *[Signature]*  
Stephan E. Cohen  
Director

By: *[Signature]*  
Stephen E. Cohen  
Director

By: *[Signature]*  
Stephen E. Cohen  
Director

By: *[Signature]*  
Stephen E. Cohen  
Director

P.S. William Fitzpatrick, President of the Chestnut Ridge Community Association, called me this morning to say that the association is not opposed to the proposed placement of the tower on the fire company property.

ENVIRONMENTAL IMPACT STATEMENT  
OF CELLULAR ONE'S PROPOSED  
RADIO TELEPHONE TOWER  
CHESTNUT RIDGE, MARYLAND

WET'SHAW INC.